

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145385/FH/2026

Date registered valid: 17 March 2026

Proposal: Erection of single-storey front, part single, part two-storey side extensions and single-storey rear including roof and external alterations

Address: 628 Wilmslow Road, Manchester, M20 3QX

Ward(s): Didsbury West Ward

Applicant: Mr Michael Hayes

Agent (if any): Mr Matthew Gray, Grays Architecture Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 May 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 March 2026

Standard consultations: Printed: 20 March 2026 Expired: 12 April 2026

Neighbour notifications: Printed: 20 March 2026 Expired: 12 April 2026

Site notice: Posted: 26 March 2026 Expired: 18 April 2026

Press advert: Published: 24 March 2026 Expired: 16 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Adjacent to the Ballbrook Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a two-storey detached dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey rounded bay to the front with a gable roof form, a spacious front driveway bordered by a low-level stone wall capped by black railings and timber fencing to the sides, an inset front porch, and a rear garden.

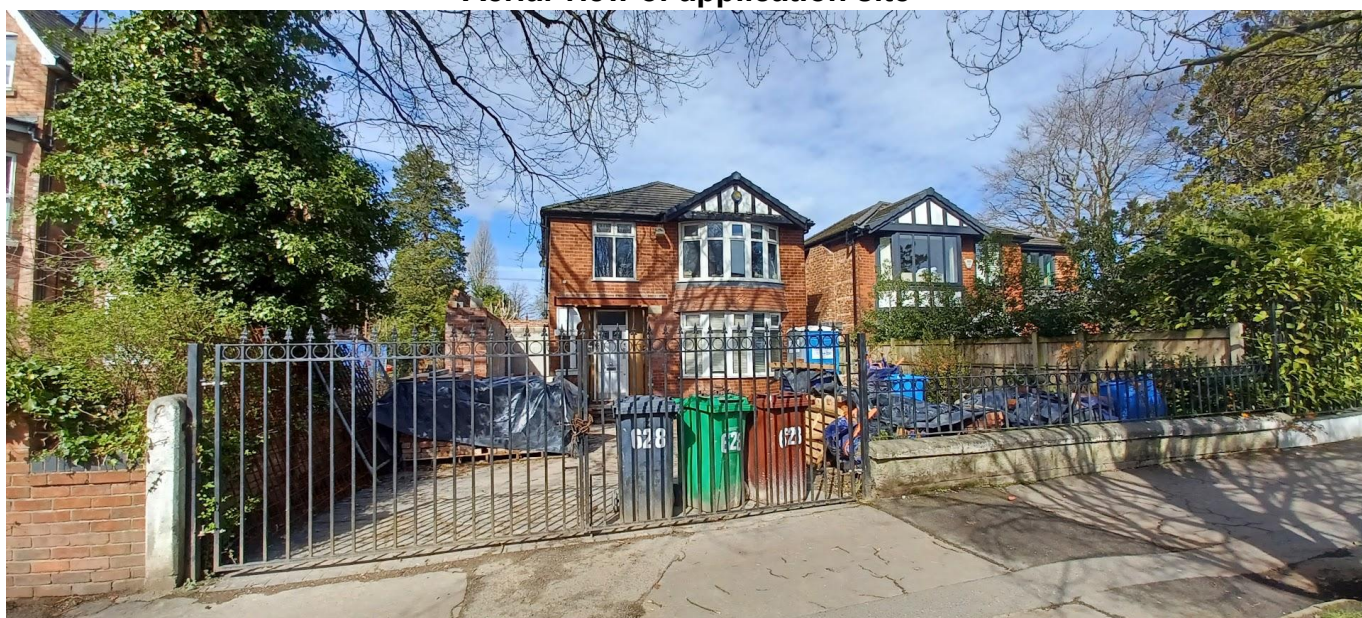
This stretch of Wilmslow Road is predominantly residential in terms of its character, consisting of semi-detached and detached residential properties as well as apartment complexes. Situated within the Didsbury West ward of Manchester, the property is close to Fog Lane Park, West Didsbury Metrolink tram stop, and the Christie Hospital and benefits from its proximity to public outdoor amenity and green spaces.

The application property is also sited adjacent to the Ballbrook Conservation Area (first designated in November 1991). The Conservation Area is situated approximately four miles south of Manchester city centre. Adjacent to the Blackburn Park Conservation Area, Ballbrook is predominantly residential in nature and extends to just over ten hectares, bounded by Wilmslow Road to the east, Lapwing Lane to the southwest, Palatine Road to the northwest and Sandleigh Avenue to the north.

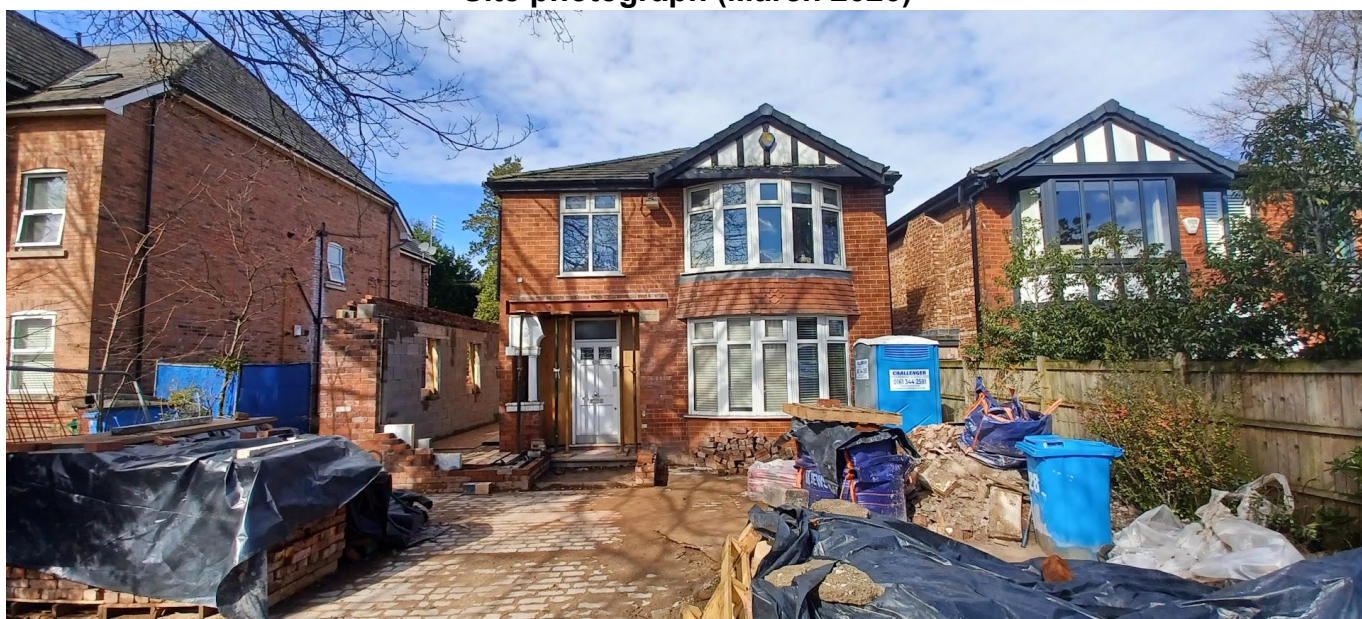
Development control in Ballbrook is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities. Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour, and materials of windows frames, doors, and other elements of the buildings.



Aerial view of application site



Site photograph (March 2026)



Site photograph (March 2026)



Site photograph (March 2026)



Site photograph (Feb 2026)



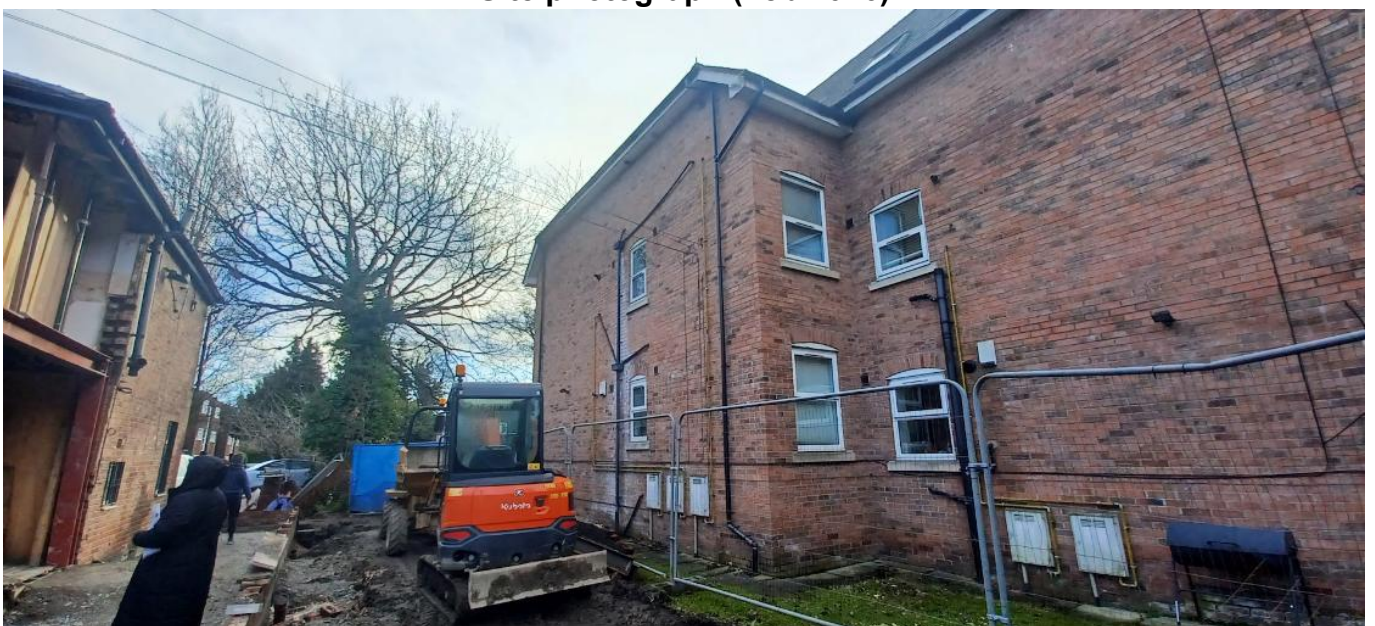
Site photograph (Feb 2026)



Site photograph (Feb 2026)



Site photograph (Feb 2026)



Site photograph (Feb 2026)

Description of development

The applicant is seeking planning permission for the “Erection of single-storey front, part single, part two-storey side extensions and single-storey rear including roof and external alterations.”

Planning history

138686/FO/2023 - Change of Use of property from dentist (Class E) to a dwellinghouse (Class C3) – Approved (2024).

143276/FH/2025 - Erection of a single storey front, side, and rear extension following the demolition of the existing detached outbuilding to the rear together with elevational alterations including the insertion of a side window in the host dwellinghouse – Approved (2025).

Consultations & Notification Responses

One neutral letter was received from **a local resident** in response to the application; the comments are summarised as follows:

- If your authority intends to grant permission for this planning application, we recommend you make installation of a minimum of one Swift nest bricks a planning condition to provide enhancement for biodiversity.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions
- Policy DC18 – Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

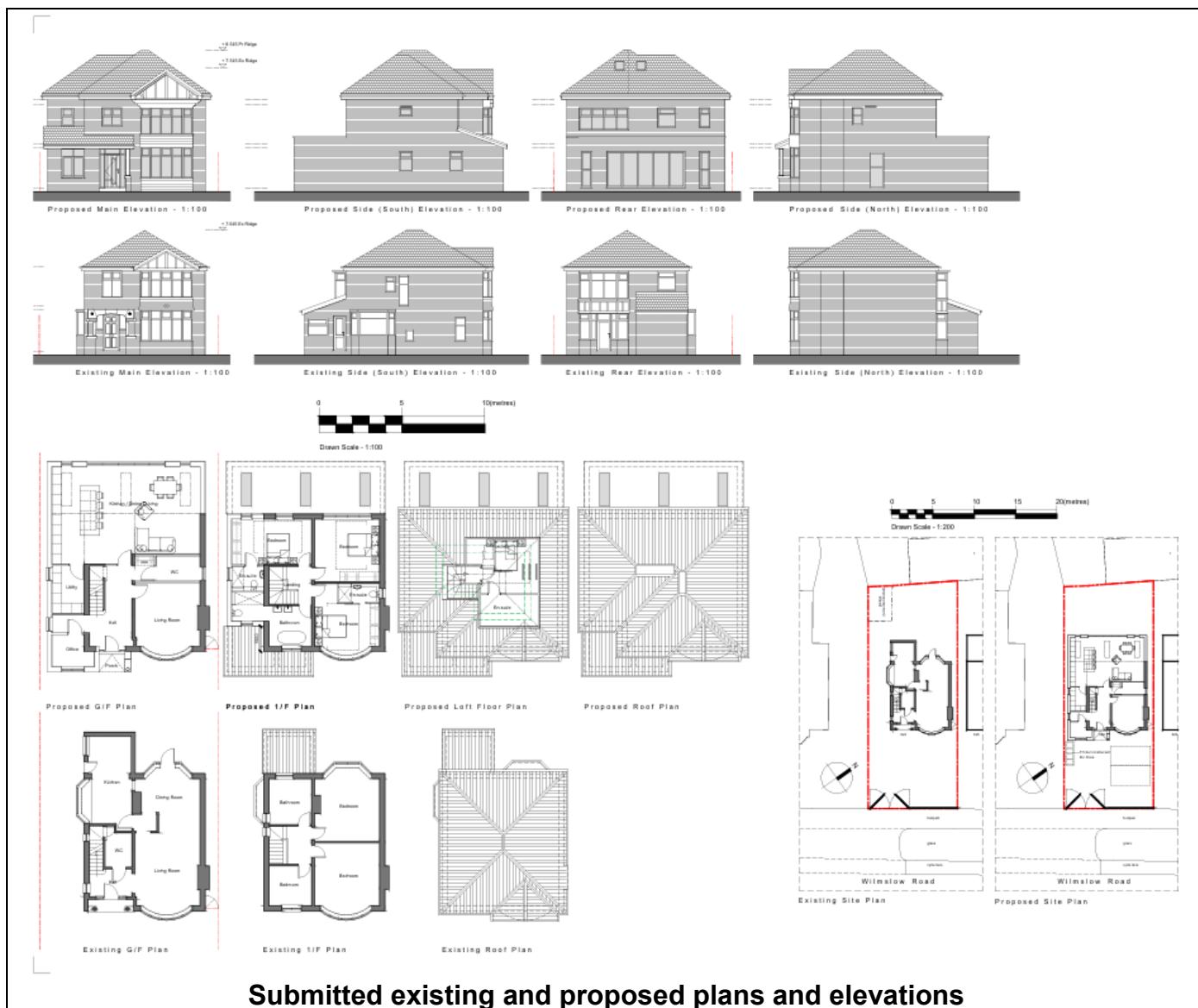
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (NPPF, 2025)

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
 - Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
 - Policy HE4: Securing the conservation and enhancement of heritage assets
 - Policy HE5: Assessing effects on heritage assets
 - Policy HE6: Proposals affecting designated heritage assets
 - Policy HE9: Conservation Areas



Submitted existing and proposed plans and elevations

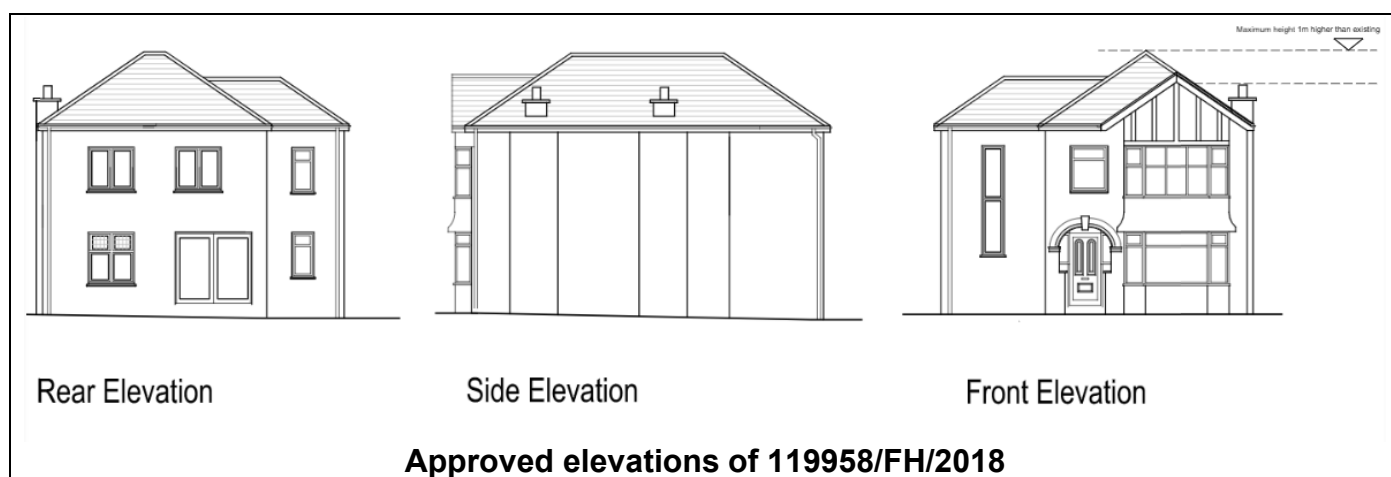
Issues

Principle – the principle of the proposal, to erect a single storey front, part-single / part-two storey side, and single storey rear extension together with alterations to the roof and elevations, to provide additional and improved living space for a family dwellinghouse is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, the Ballbrook Conservation Area, waste, and parking, amongst other matters.

Siting, scale, and massing – the proposal would be sited at the front, side, and rear of the dwellinghouse, replacing the previous single storey rear outrigger and projecting side and rear bay windows. At ground-floor level, it would project 1.22m frontwards from the host dwellinghouse, with a rearward projection of 3.16m, a length of 12.69m, a sideward projection of 2.2m, a width to the front of 5m, a width to the rear of 9.5m, a pitched roof height to the front of 3.9m with an eaves height of 2.7m and a flat roof height to the rear of 3.3m. A gap of approximately 0.4m would be maintained to the boundary shared with No.630 Wilmslow Road and a gap of approximately 0.7m would be maintained to the boundary shared with No.626 Wilmslow Road. At first-floor level, it would project 2.2m sideways from the host dwellinghouse, with a length of 6.78m (set back 1.5m from the property's front elevation), a hipped roof height of 8.298m, and an eaves height of 5.559m.

The proposal also includes increasing the main roof height of the dwelling by approximately 1m together with the incorporation of small flat-roof elements at first-floor level to accommodate sufficient headspace for the loft conversion, raising the eaves of the dwelling by approximately 0.6m and enlarging the front-facing gable roof form above the existing two-storey bay window.

The overall siting, scale, and massing of the proposed front, side and rear extension and roof alterations is considered acceptable. The 3.16m rearward projection of the extension does not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester and is therefore considered acceptable. Moreover, the front, side and rear extension is understood as being subservient to the host dwellinghouse in terms of its dimensions on account of its 1.5m setback at first-floor level and reduced ridge height with adequate gaps maintained to the plot's shared boundaries. Further to this, whilst the proposed roof alterations (including the raised roof height, eaves and enlarged front-facing gable) together represent relatively sizeable additions to the dwellinghouse, this is considered acceptable in these circumstances given that similar alterations have been approved in the surrounding area with No.624 Wilmslow Road featuring comparable roof alterations (as approved under 119958/FH/2018).



Appearance and visual amenity – the submitted application form indicates that the proposal would utilise materials to match the existing dwellinghouse, including brickwork, roof tiles, and uPVC windows. At ground-floor level, the proposed extension would feature a canopy overhang and one window to the front, two windows along its southwestern side elevation (conditioned to be obscurely glazed), two windows and a set of doors along its rear elevation, and a blank northeastern side elevation. To the rear, its flat roof would feature three rooflights. Its front-facing roof would be blank. At first-floor level, the proposed extension would feature one window to the front, one window along its southwestern side elevation (conditioned to be obscurely glazed and top-opening only), and one window along its rear elevation. Its roof slopes would be blank.

The alterations to the roofline, eaves, and front-facing gable would be constructed in materials to match the existing dwellinghouse. No rooflights are proposed on the roof slopes.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale with comparable interventions present at No.624 Wilmslow Road (as approved under 119958/FH/2018). Sited at the front, side and rear of the property, elements of the proposal would be visible within the street scene and public realm, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extensions/alterations do not form prominent visual features in the locality. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.



View of principal elevation of No.624 Wilmslow Road

Impact upon the Ballbrook Conservation Area – the application property is located immediately adjacent to the Ballbrook Conservation Area, therefore, its impact upon the designated asset must be considered.

Given that the proposal would feature a considerable 8m setback from the public footpath and highway, would utilise matching materials to the host dwellinghouse (which would provide a blended appearance with the existing property) and would be in-keeping with the appearance of other dwellings located within the setting of the Conservation Area (i.e., No.624 Wilmslow Road), it is considered that the degree of harm caused to the visual amenity of the area and the character of the Ballbrook Conservation Area would be limited.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework which indicates that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”, as well as policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy and policy JP-P2 of Places for Everyone. The proposal would provide benefits in the form of improved and enlarged living accommodation for the property’s occupiers, which would outweigh the potential harm caused to the designated asset as a result of the works.

Residential amenity – the proposed front, side, and rear extensions are not considered to result in any unduly harmful impact upon the residential amenity of neighbouring occupiers. The single-storey rear element is modest in scale, projecting 3.16m from the existing rear elevation and incorporating a 3.3m-high flat roof. Adequate separation distances are maintained to the shared boundaries (0.7m to the northeast and 0.4m to the southwest). Its position adjacent to No. 626 Wilmslow Road, which already benefits from a single-storey rear extension of comparable depth, further limits any potential impacts in respect of overshadowing, loss of light, or loss of outlook for these neighbours.

Similarly, the subservient form of the proposed single-storey front extension, together with the retained separation distances to neighbouring boundaries (5.3m to the northeast and 0.4m to the southwest), ensures that no significant issues of overshadowing, loss of light, or loss of outlook would arise.

The first-floor side extension is also not expected to give rise to harmful amenity impacts. Its siting to the northeast of No.630 Wilmslow Road and southwest of the host dwelling, combined with its sideward projection only and absence of any rear projection, prevents unacceptable effects on light, outlook, or sense of enclosure.

To mitigate potential impacts relating to privacy and overlooking, all side-facing windows associated with the extensions have been conditioned to be obscurely glazed. In addition, the first-floor window on the southwestern side elevation is conditioned to be top-opening only.

The proposed roof alterations would not create significant issues relating to overshadowing, loss of light, or loss of outlook, nor would they introduce an overbearing presence. Their siting on the roof of the property, away from neighbouring dwellings, combined with their subservient proportions and retained gaps to boundaries, ensures no adverse impact on neighbouring amenity. As no side-facing windows are proposed as part of these alterations, issues of overlooking or loss of privacy would not arise.

Waste storage – as the proposal would limit external access to the rear of the property, details of a secure and well-ventilated bin store (able to accommodate 4no. 240L refuse bins) have been provided to the front of the property. These arrangements are considered acceptable as they would ensure the property's refuse bins remain screened from view, thus minimising their visual impact upon the street scene.

Parking – the current parking arrangements would be unaffected by the proposal as space for at least one vehicle (measuring to at least 2.4m by 4.8m) would be retained on the existing driveway.

Other matters – the proposal includes the following elevational alterations:

- Installation of a new ground floor window in the northeast side elevation of the host dwellinghouse (conditioned to be obscurely glazed).

Subject to the aforementioned condition, this alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policies DC1 and DC18 of the UDP, policies DM1, SP1, and EN3 of the Core Strategy, chapters 12 and 16 of the NPPF, and policies JP-P1 and JP-P2 of the PfE joint development plan document.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents:

'Proposed Main Elevation. Proposed Side (South) Elevation. Proposed Rear Elevation. Proposed Side (North) Elevation. Proposed G/F Plan. Proposed 1/F Plan. Proposed Loft Floor Plan. Proposed Roof Plan. Proposed Site Plan' as shown on the drawing titled 'Existing & Proposed Plans / Elevations / Site Plan & Location Plan', numbered '4781/001 REV F', received by the City Council as Local Planning Authority on the 10th March 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of the existing building, in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Obscure glazing (ground-floor windows):

The windows in the ground-floor of the southwestern side elevation of the extension hereby approved and the northeastern side elevation of the host dwellinghouse shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

5) Obscure glazing/top-opening (first-floor window):

The window in the first-floor of the southwestern side elevation of the extension hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter. Any parts of the window that can be opened must be more than 1.7 metres above the floor of the room in which the window is installed.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

6) PD restriction – additional openings:

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be inserted in the southwestern and northeastern side elevations of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

7) Bin store:

The bin store, shown on the proposed site plan on the drawing titled 'Existing & Proposed Plans / Elevations / Site Plan & Location Plan', numbered '4781/001 REV F', received by the City Council as Local Planning Authority on the 10th March 2026, shall be implemented and be in place prior to the first occupation of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Informatives:

1) If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

626 Wilmslow Road, Manchester, M20 3QX
1 Redcourt Avenue, Manchester, M20 3QL
630 Wilmslow Road, Manchester, M20 3QX
Flat 2, 630 Wilmslow Road, Manchester, M20 3QX
Flat 1, 630 Wilmslow Road, Manchester, M20 3QX
Flat 4, 630 Wilmslow Road, Manchester, M20 3QX
Flat 7, 630 Wilmslow Road, Manchester, M20 3QX
43 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
30 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
48 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
47 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
46 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
45 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
44 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
25 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
26 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
27 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
29 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
28 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
Flat 3, 630 Wilmslow Road, Manchester, M20 3QX
Flat 5, 630 Wilmslow Road, Manchester, M20 3QX
Flat 6, 630 Wilmslow Road, Manchester, M20 3QX
Flat 8, 630 Wilmslow Road, Manchester, M20 3QX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Ballbrook Conservation Area 1992
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Area Team Boundary - Name: SOUTH AREA